BLOCK 26 LOT 10
IN OR 1317/53
ASKINS OCEAN CITY PB 0/51

SMITH CHESTER M JR
1010 FAULKNER PLACE NW
KENNESAW, GA 30152

2024

00-00-31-1040-0026-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

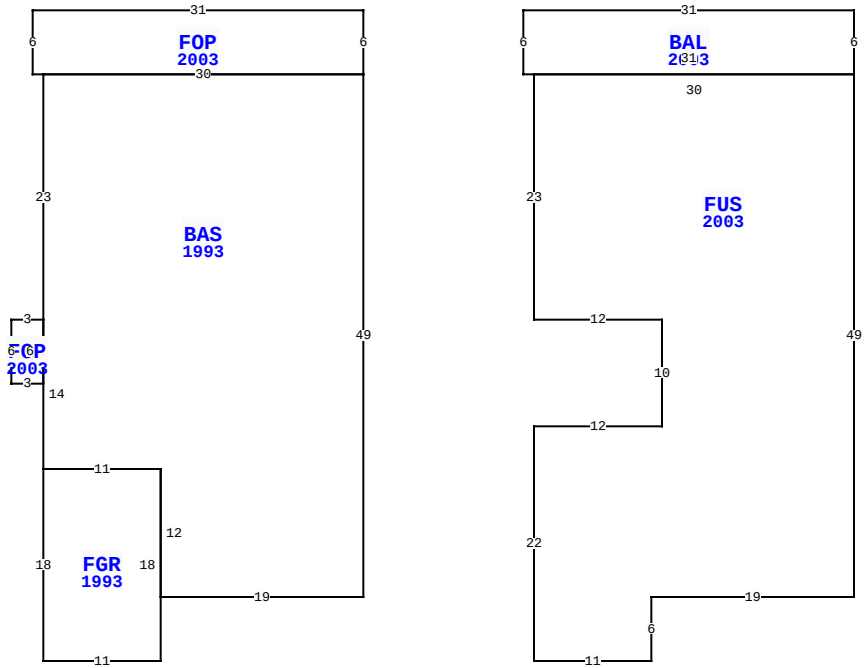
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	186	15	28	5,027
BAS	1,338	100	1,338	240,195
FGR	198	55	109	19,567
FOP	18	30	5	898
FOP	186	30	56	10,053
FUS	1,416	100	1,416	254,197
TOTALS	3,342		2,952	529,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,952	133.3500	200.02	590,459	1945	2002	0	0	0	10.25	89.75

1 SFR CUST – 0% - 0 Heated Area: 2754 HX Base Yr



1060 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	529,937
TOTAL MARKET OB/XF VALUE	9,337
TOTAL LAND VALUE - MARKET	825,000
TOTAL MARKET VALUE	1,364,274
SOH/AGL Deduction	31,676
ASSESSED VALUE	1,332,598
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,332,598
TOTAL JUST VALUE	1,364,274
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,265,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120840	REPLACE GARAGE DO	900	05/08/2012
20120705	REPLACE1 DOOR/2 L	3,072	04/23/2012
20111968	INSTALL METAL ROO	0	11/01/2011
20070280	REPAIR/RRF	1,000	02/16/2007
20020945	REMODEL	6,000	06/05/2002
20020757	REMODEL	5,000	05/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1317/0053	5/12/2005	WD	U	V	07	100
GRANTOR: SMITH CHESTER M JR						
GRANTEE: SMITH CHESTER M JR						
1140/0625	5/27/2003	WD	Q	I		922,500
GRANTOR: KANA PROPERTIES INC						
GRANTEE: SMITH CHESTER M JR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2003] W31 S6 E1 BAS=[YR=1993] S23 FOP=[YR=2003] W3 S6 E3 N6 $ S14 FGR=[YR=1993] S18 E11 N18 W11 $ E11 S12 E19 N49 W30 $ E30 N6 $ PTR= E15 BAL=[YR=2003] E31S6 FUS=[YR=2003] S49 W19 S6 W11 N22 E12 N10 W12 N23 E30 $ W31N6$ W15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	23	20	210.00	SF	6.50	6.50	100	2003	2003	3	83	1,133	
2	0810	CONCRETE A	0	0	27	4	108.00	SF	6.50	6.50	100	2003	2003	3	83	583	
3	1242	WD DECK A	0	0	9	31	279.00	SF	10.00	10.00	100	2003	2003	3	21	586	
4	0416	DUNEWALKS	0	0	35	4	140.00	SF	15.00	15.00	100	2003	2003	3	21	441	
5	1242	WD DECK A	0	0	36	8	288.00	SF	10.00	10.00	100	2003	2003	3	21	605	
6	1241	WD DECK G	0	0	23	4	92.00	UT	11.50	11.50	100	2003	2003	3	32	339	
7	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00	100	2003	2003	3	21	50	
8	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2003	2003	3	21	210	
9	0962	SKYLIGHT	0	0	0	0	2.00	UT	500.00	500.00	100	2003	2003	3	83	830	
10	0961	H-SHUTTERS	0	0	0	0	6.00	UT	800.00	800.00	100	2003	2003	3	95	4,560	

TOTAL OB/XF 9,337

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	SFR OCN FT	0	0006	R-1	50.00	70.00	50.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	825,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 825,000 Market: 0 Agricultural: 0 Common: 825,000 PRINTED 08/06/2024 BY SYS